

It is recommended that this item be tabled.

- 3. PD-04-10, PW 670 – THE BIXBY COMPANY, LLC** requests approval of a Final Planned Development, rezone to the Planned Development district and Vesting Tentative Map in order to subdivide 217 lots intended for single family home development and approx. 130,000 s.f. of commercial space. A subsequent Use Permit application(s) is required prior to final map recordation and construction of homes or commercial space. The project site is generally located at the north end of the East Lone Tree Specific Plan area, west of the future Highway 4 Bypass (APN 053-060-015). An Addendum to the Future Urban Area 2 EIR has been prepared.

Staff recommends that this item be continued to March 16, 2005.

* * * END OF CONSENT CALENDAR * * *

CONTINUED PUBLIC HEARING

- 4. UP-04-20, PW 357-04-32 – Simpson Housing Solutions** requests approval of a Use Permit to construct a 69-unit affordable family apartment community and a tentative map to create five parcels from two existing parcels, one parcel for the apartment community and four parcels for a future phase of four single family homes. The project site is approximately 5.04 acres in size and is located at 701 and 705 Wilbur Avenue (APN 065-110-006, 007). A Negative Declaration has been prepared for this project.
- 5. PD-04-11, UP-04-24 – Mill Creek Development** requests approval of a Planned Development and Use Permit application to develop an approximately 82,000 square foot retail shopping center on approximately 9.5 acres located on the northeast corner of Lone Tree Way and Hillcrest Avenue (APN 056-012-024, 025). A Negative Declaration has been prepared for this project.

NEW PUBLIC HEARING

- 6. RDA-04-3 – SHEA HOMES, LP, TOPAZ CREEK INVESTORS, AND RICHLAND DEVELOPMENT CORPORATION** request approval of Residential Development Allocations for a project which will include 1,432 age restricted single family homes and 50 custom / semi-custom non-age restricted units. The project site is generally located immediately south of the developed area between Deer Valley Road and Empire Mine Road. (APN 057-010-001 through -004; 057-021-001, and 057-060-006)

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT